Davidson County DEEDTRS
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Fees:18.00 Taxes:244.20
20080114-0004123

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/ Parcel
American General Financial Services, Inc. 2720 Old Lebanon Road, Ste. 109 Nashville, TN 37214	SAME	80-08 370.00

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated June 6, 2006, executed by Jeannette K. Brown, to Kevin Jones, Trustee, of record at Instrument No. 20060608-0068046, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of American General Financial Services, Inc.; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin Jones, Trustee, whose address is 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. section of The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 10:30 a.m., on January 11, 2008, at the front door of the Davidson County Courthouse and City Hall, Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of Sixty Six Thousand Dollars ($66,000.00), said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin Jones, Trustee, have bargained and sold and by these presents do transfer and convey to American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Attached to file: 96-00723903

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being Lot 48 on the Plan of Bordeaux Hills Addition of record in Book 4460, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 48 fronts 55 feet on the Westerly side of Leawood Drive and extends back between parallel lines 125 to a dead line in the rear measuring 55. feet thereon.

BEING THE PROPERTY CONVEYED IN Warranty Deed from Robert F. Lance & Associates, Inc. to George E. Brown, And Wife Jeannette King Brown, dated 09/15/1977, recorded 09/21/1977, in Deed Book 5199, Page 136, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc., its successors, heirs and assigns, forever.

This conveyance is made by me as Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 14th day of January, 2008.

Kevin Jones, Trustee

Kevin Jones, Trustee
1801 8th Ave. S., Ste. 100
Nashville, TN 37203

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Jones, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 14 day of January, 2008.

Notary Public
My Commission Expires: May 22, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Affiant

Subscribed and sworn to before me this 14 day of January, 2008.

Notary Public
My Commission Expires: May 22, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds